

TO LET
PERIOD OFFICE SUITE
191 SQ FT (23 SQM) NET INTERNAL

With parking



SUITE B2
HOLYBROOK HOUSE
63 CASTLE STREET
READING
RG1 7SN



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LOCATION

Holybrook House occupies a prominent position on Castle Street in the heart of Reading Town Centre. It is within a convenient walking distance of The Oracle Shopping Centre and a full range of other town centre amenities, including the Station with excellent rail links to London Paddington, Waterloo and the National rail network.

DESCRIPTION

Holybrook House is a Georgian building with a Grade II Listing. This includes the exterior but only certain parts on the internal areas. The accommodation is arranged over basement and four upper floors and includes parking for the exclusive use of the occupiers.

FLOOR AREAS

Lower Ground Floor	191 sq ft	17.74 sqm
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AMENITIES

- Male/Female WC's
- Carpets
- Parking
- Full cabled
- Comms room
- Tea point
- Storage area
- Attractive period features

LEASE

Suite B1 is available on a new lease for a term to be agreed. Short and flexible leases are available.

RENT

£4,750 per annum. The rent is **inclusive** of business rates, service charges and utility costs.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agents:

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